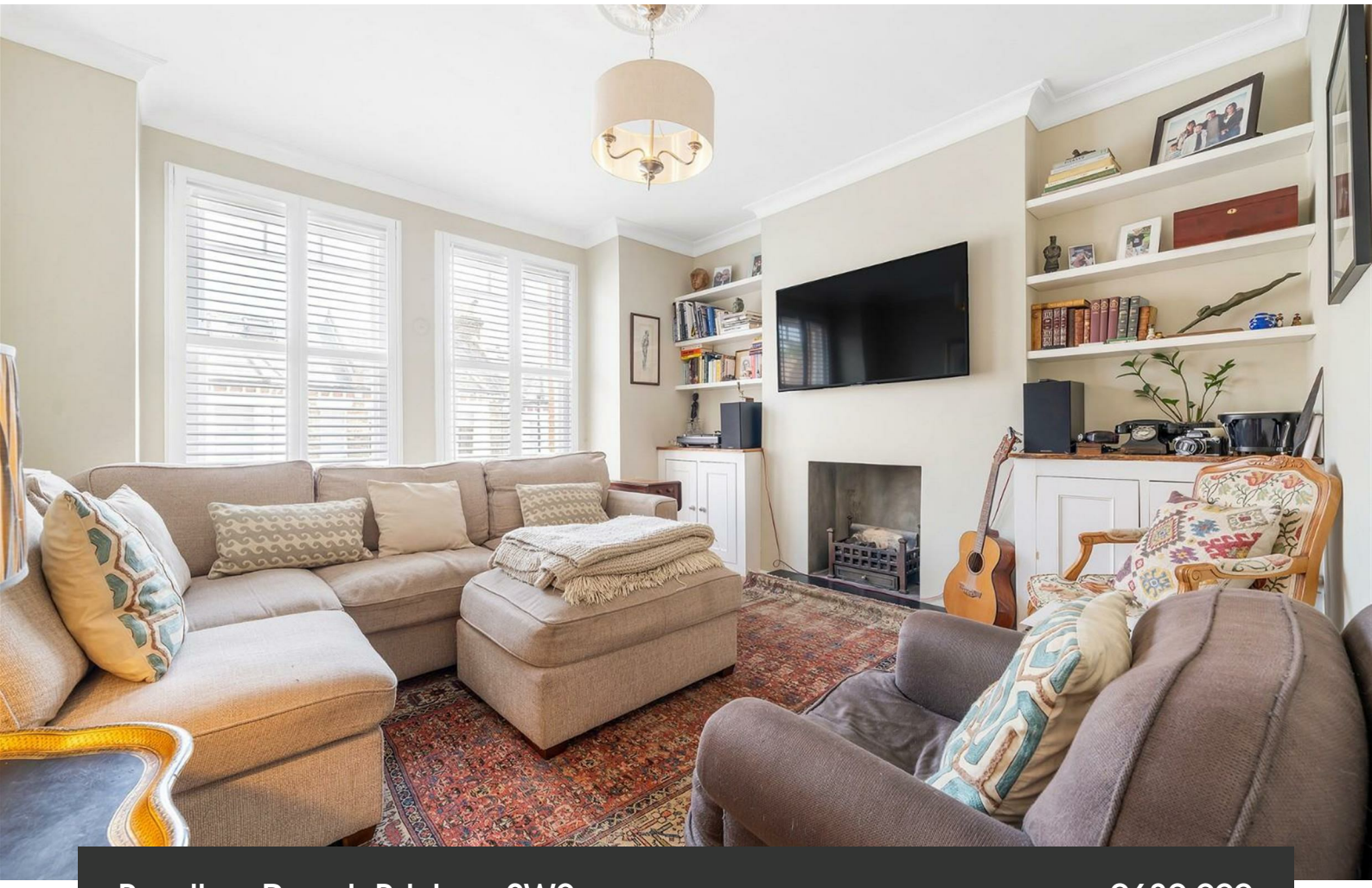
Keating K Estates



Brading Road, Brixton, SW2

2 bedroom flat - conversion for sale

£630,000

Leasehold

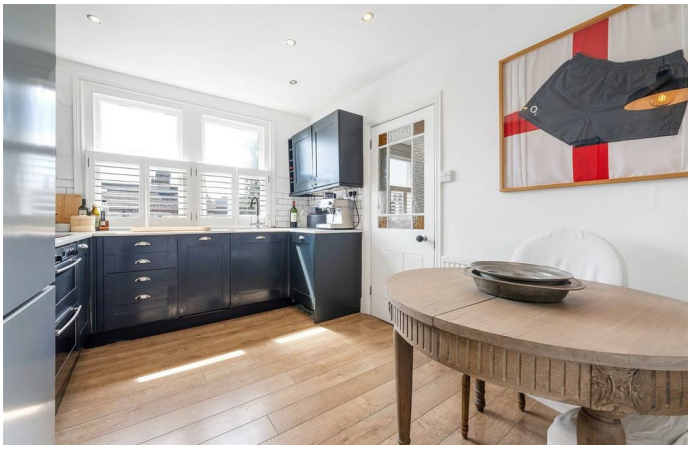
Property Details

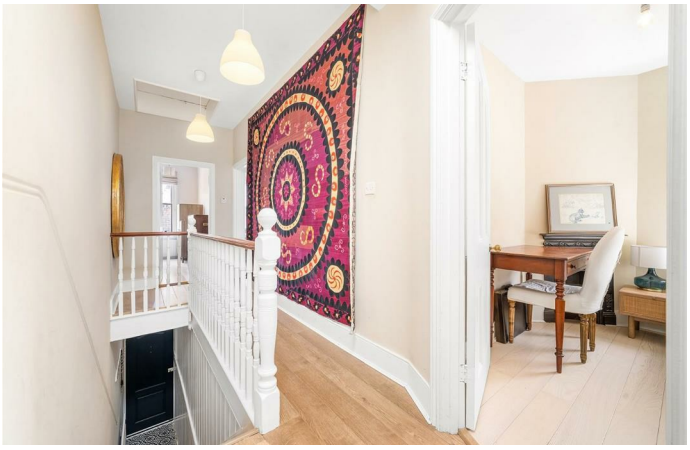
An elegant and beautifully presented two-bedroom first-floor Victorian apartment with a versatile study and a private south-west facing garden, offering over 800 square feet of stylish living space. The bright reception room is enhanced by a charming square bay with sash windows, fitted shutters, bespoke alcove cabinetry and a decorative ceiling rose. To the rear, a generous dine-in kitchen features timeless navy Shaker-style cabinetry, integrated Neff appliances, white subway tiled splashbacks and space for dining, leading through to a practical utility room with direct access to the garden. The principal bedroom enjoys peaceful garden views and a charming feature fireplace, whilst the second bedroom also benefits from a feature fireplace and is ideal as a guest room, nursery or home office. A separate study, currently used as a dressing room, adds flexibility, while the stylish bathroom is finished with a classic white suite, roll-top bath with overhead shower, subway tiling and striking geometric floor tiles.

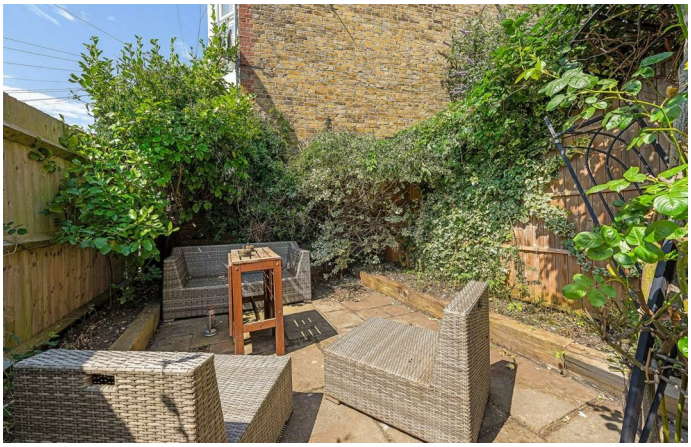
Council tax band C EPC rating C (69)

Features

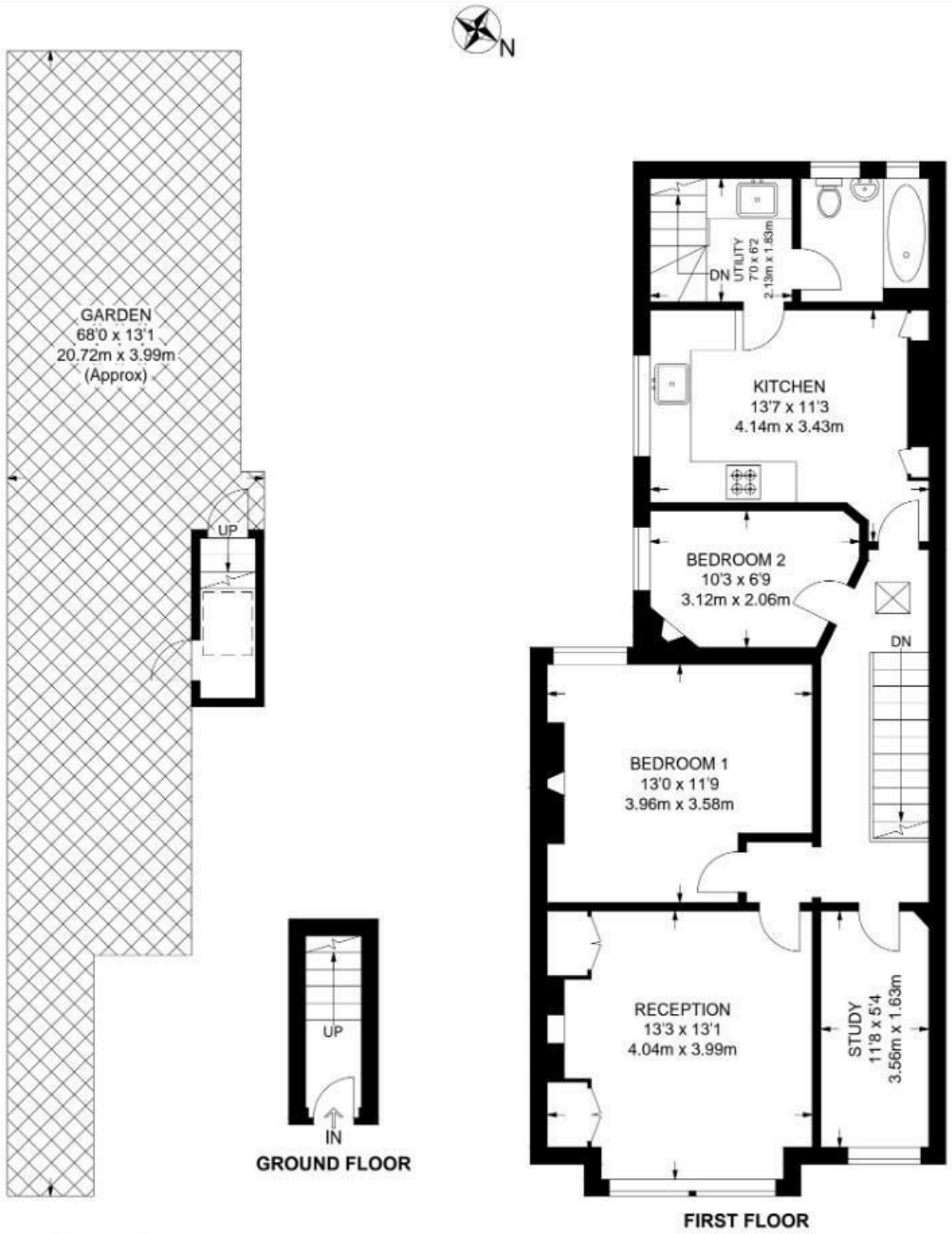
- Two bedrooms plus study
- South-west facing private garden
- Victorian conversion
- Modern dine-in kitchen plus separate utility room
- Demised loft
- Local bakery, pub and café
- Brockwell Park a short walk away
- Walking distance to Brixton and Herne Hill
- Access to the Victoria Line, Thameslink and Overground
- Chain-free

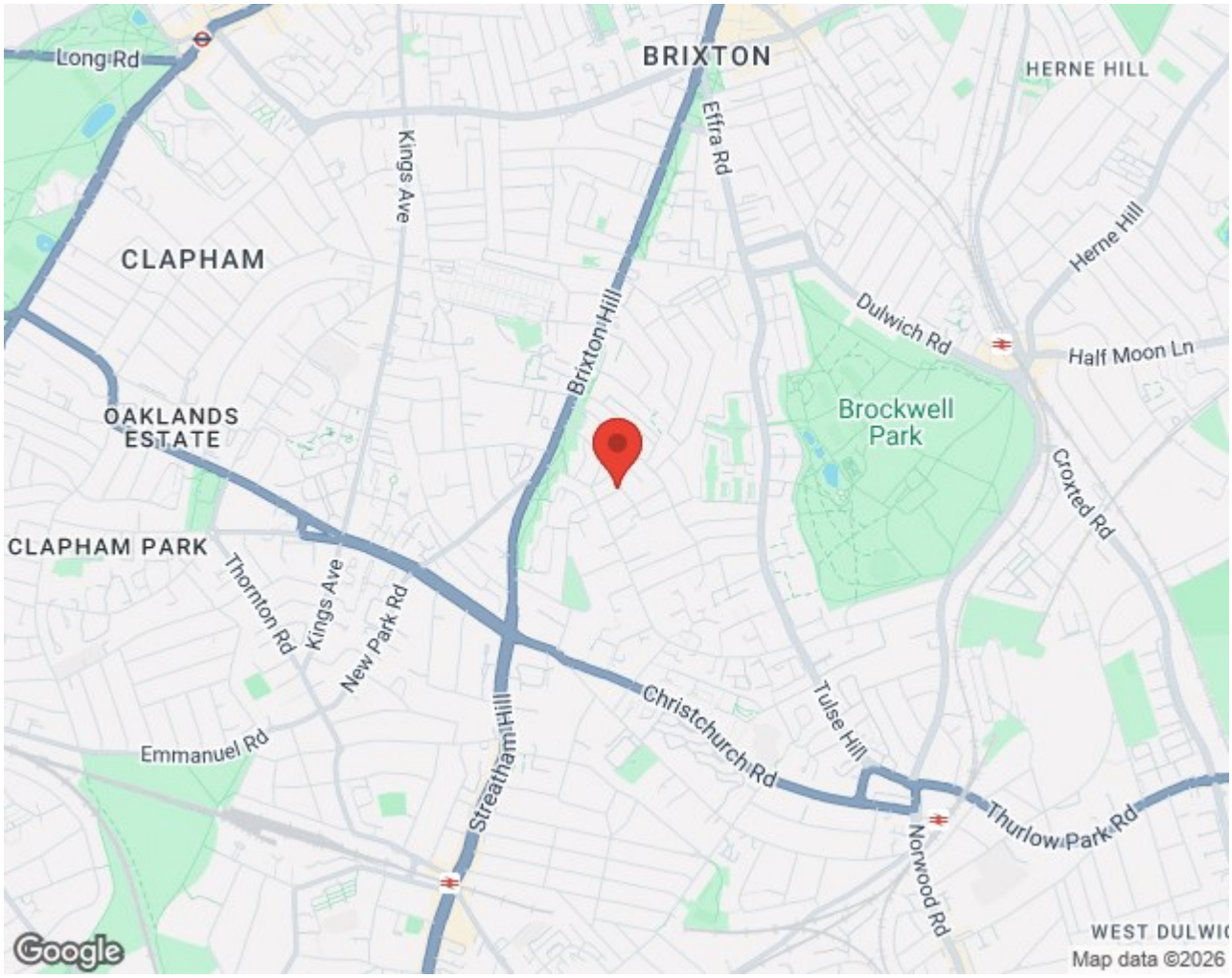






Brading Road, SW2
2 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: **838 SQ FT / 77.8 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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